

KNOW ALL MEN BY THESE PRESENTS TO WIT:

RESTRICTIONS

1. MEADOWS OF RIDGEWOOD FARMS IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 15, 1979, TO BE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA.

THAT RIDGEWOOD FARM COMPANY, A VIRGINIA LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 25 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED NOVEMBER 5, 1979, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 65 PAGE 234, SUBJECT ONLY TO THE LIEN OF TWO (2) CERTAIN DEEDS OF TRUST TO MICHAEL K. SMELTZER AND KEITH K. HUNT, TRUSTEES, SECURING G. L. MATTERN AND RUBY M. MATTERN BENEFICIARIES, DATED NOV 5, 1979, AND NOV 15, 1979, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 65 PAGE 237, AND DEED BOOK 65 PAGE 240.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE, THE PORTION OF RIDGEWOOD DRIVE SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 5 TO 5A, TO 19 THROUGH 25 TO 1, INCLUSIVE, AND FURTHER DEDICATES TO THE CITY OF SALEM CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-105 THROUGH 15.1-105 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM SOIL EROSION & SEDIMENT ORDINANCE.

THE SAID OWNER FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA, FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY, BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY, AND SAID CITY OF SALEM, VIRGINIA, SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 3rd DAY OF DECEMBER, 1979.

RIDGEWOOD FARM COMPANY, A VIRGINIA LIMITED PARTNERSHIP

BY: Robert W. Bradley
ROBERT W. BRADLEY, OWNER-PARTNER

BY: Thomas C. Trinkle
THOMAS C. TRINKLE, OWNER-PARTNER

BY: Bradley & Trinkle
BRADLEY & TRINKLE, INC., OWNER-PARTNER (BY ITS PRESIDENT)

BY: Michael K. Smeltzer
MICHAEL K. SMELTZER, TRUSTEE

BY: Keith K. Hunt
KEITH K. HUNT, TRUSTEE

STATE OF VIRGINIA
CITY OF SALEM TO WIT:

I, Suzanne A. Clark, A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT ROBERT W. BRADLEY AND THOMAS C. TRINKLE AND ROBERT W. BRADLEY, PRESIDENT OF BRADLEY & TRINKLE, INC., OWNERS, AND MICHAEL K. SMELTZER AND KEITH K. HUNT, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE ANNEXED MAP BEARING DATE OF DECEMBER 13, 1979, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 13, 1979.

MY COMMISSION EXPIRES JANUARY 2, 1980

Suzanne A. Clark
NOTARY PUBLIC

APPROVED:

William T. L. Jr. 12/14/79
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING
COMMISSION DATE

Marshall B. Lanner 12/14/79
CITY CLERK OF SALEM DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT IS TO THE CERTIFICATE OF ACKNOWLEDGEMENT AND THERETO ANNEXED IS
SUBMITTED TO RECORD ON 12-18-79, 1979, AT 3:00 O'CLOCK

James J. Colby, Clerk
DEPUTY CLERK Marshall B. Lanner

I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT
Robert W. Bradley
CERTIFIED LAND SURVEYOR

PLAT OF
THE MEADOWS-
OF RIDGEWOOD FARM
PROPERTY OF
RIDGEWOOD FARM COMPANY,
A VIRGINIA LIMITED PARTNERSHIP
SALEM, VIRGINIA

SCALE 1" = 50' DATE 7 DEC. 1979

BUROCK, T. LINDSEY & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA